

Horizon.

St Helier Waterfront, Jersey
Food & Beverage & Retail Units
To Let / For Sale



A captive audience, built-in.

Horizon is not an emerging location. It is an established destination. The apartments are occupied, the offices are operational, the marina is thriving, and the footfall is already proven.

2,500

WATERFRONT
RESIDENTS

8,000

OFFICE WORKERS
WITHIN 500M

195

HOTEL ROOMS
ADJACENT

600

MARINA
BERTHS

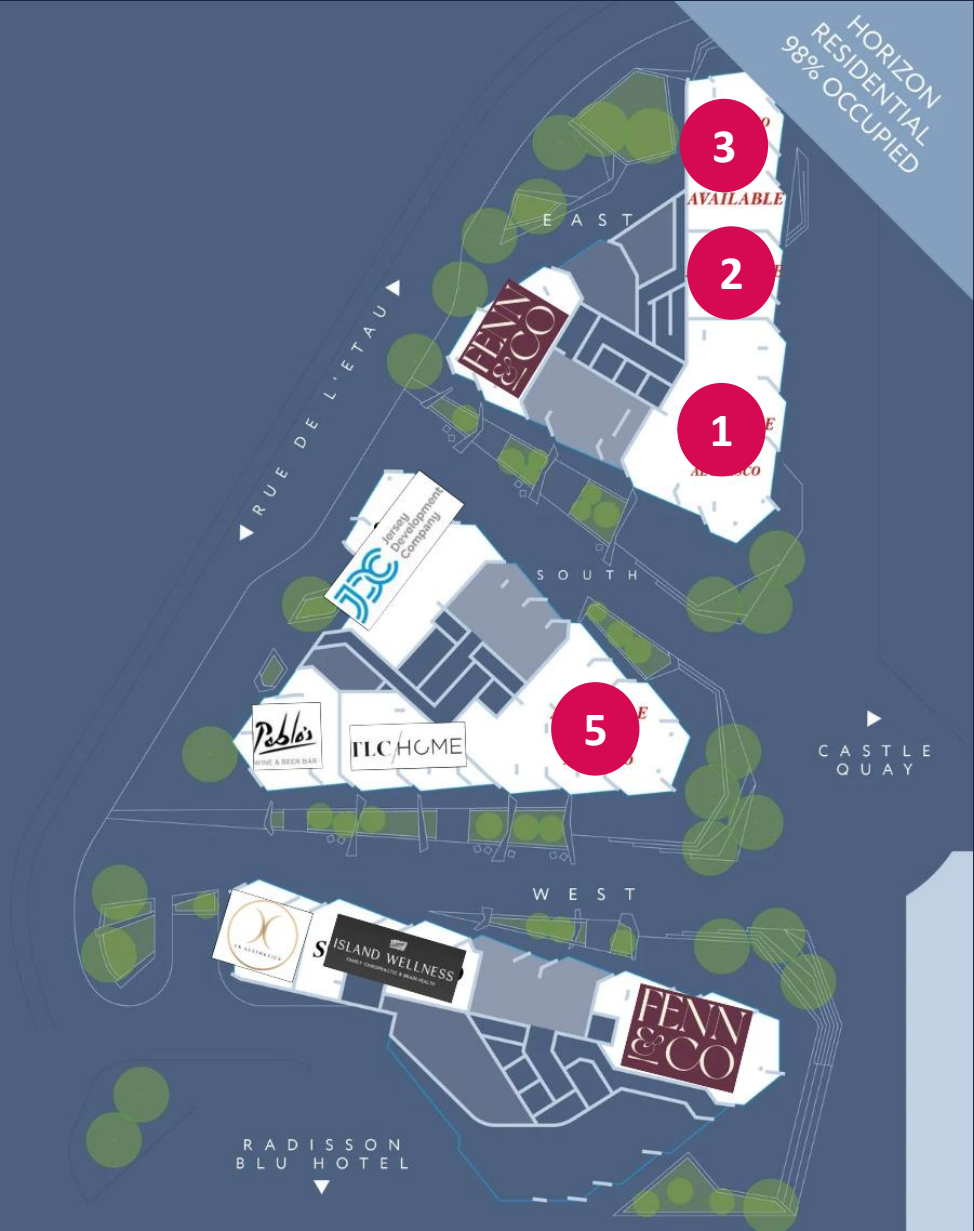


Three buildings, twelve units.

Horizon comprises three buildings: East, South and West, arranged around a central public plaza with pedestrianised routes through to Elizabeth Marina.

The ground floors hold twelve commercial units in total; three remain available, concentrated in the East and South buildings with aspect over the primary public realm.

EAST	East Building UNITS 01 · 02 · 03 · 04
SOUTH	South Building UNITS 05 · 06 · 07
WEST	West Building UNITS 08 · 09 · 10 · 11



Three units remaining, available now.



RENT:
£30.00 PER SQ FT

PRICE:
ON APPLICATION

TENURE:
TO LET / FOR SALE

CAFÉ & RESTAURANT

Unit 1

CLASS B

GROUND	3,084 sq ft
AL FRESCO AREA	1,298 sq ft
SERVICES	Capped
GAS SUPPLY	Yes

TOTAL **4,382 sq ft**

SPECIFICATION

All units delivered to shell & core specification. Capped services include electricity, water, drainage, and gas (Class B units only).

RETAIL

Units 2 & 3

CLASS A

GROUND –	2,785 sq ft
AL FRESCO AREA	—
SERVICES	Capped
GAS SUPPLY	No

TOTAL **2,785 sq ft**

TENURE

Available by way of a new lease at £30.00 per sq ft, or for sale with price on application. Each party to bear its own legal costs.

CAFÉ & RESTAURANT

Unit 5

CLASS B

GROUND	3,005 sq ft
AL FRESCO AREA	1,429 sq ft
SERVICES	Capped
GAS SUPPLY	Yes

TOTAL **4,434 sq ft**

PLANNING

Units 1 & 5 benefit from Cafe & restaurant planning consent (Class B). Units 2 & 3 are consented for Retail use (Class A).

Delivered to shell, ready for fit-out.

All remaining units at Horizon are finished to a shell & core specification with capped incoming services, enabling an incoming tenant to fit-out to their own brand specification within a well-defined envelope. The three buildings were completed in 2023 to the highest contemporary standards.

STRUCTURE & ENVELOPE

- Concrete frame with precast stone and glazed envelope
- Floor-to-ceiling glazed shopfronts to principal elevations
- Full-height demise, ground floor level
- Direct pedestrian access from waterfront promenade
- AI fresco areas demised externally (Class B units only)

SERVICES — CAPPED

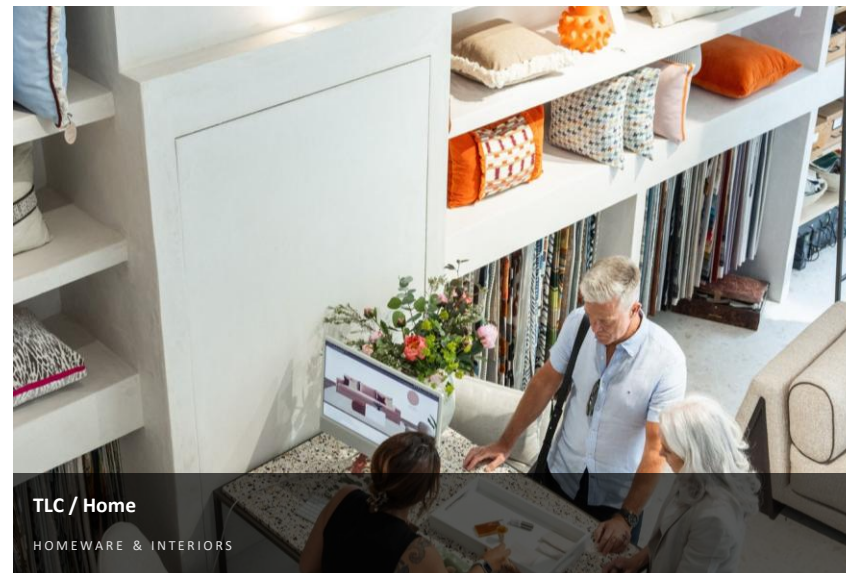
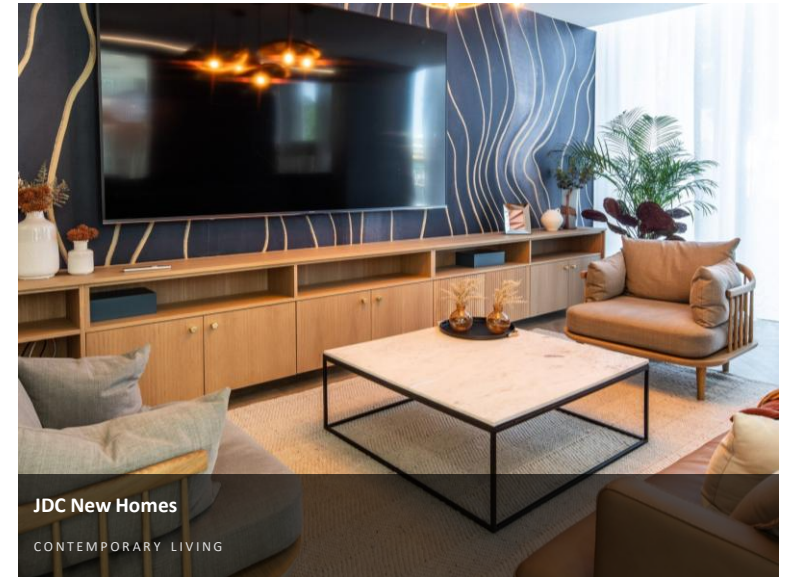
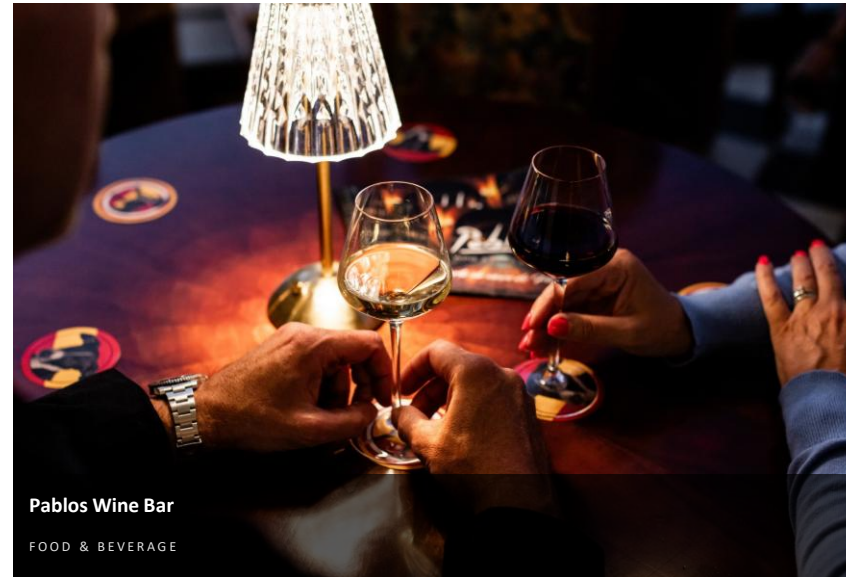
- Three-phase electricity supply, metered
- Mains water, capped at demise
- Drainage connections in place
- Mains gas supply (Class B units only)
- Telecoms / fibre provision to building

CONSENTS & COMMERCIAL

- Class B (Cafes & restaurants) consent — Units 1 & 5
- Class A (Retail) consent — Units 2 & 3
- Available to let or for sale
- Quoting rent: £30.00 per sq ft (exclusive of GST)
- Each party to bear its own legal costs

Life at, Horizon.

More than an address — a community. Horizon's ground-floor businesses bring character and convenience to Jersey's newest waterfront neighbourhood, from high-quality, locally sourced produce café and wine bar to curated homeware and contemporary interiors.



Arrange a viewing,
request further information.

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